



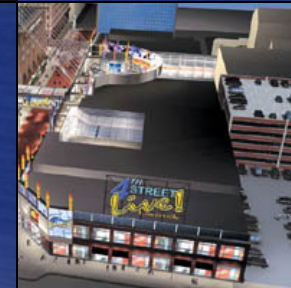
METRO Louisville





DEMOLITION

The logo for METRO Louisville, featuring a large, stylized fleur-de-lis in gold and blue, with the word "METRO" in gold and "Louisville" in blue script.



Goals of the Demolition Division

- Our goal is to remove hazardous or unkempt structures from our neighborhoods allowing them to be replaced with either a maintained lot or a new, occupied structure
- This is to ensure the safety of our citizens and to protect the investment of the other property owners

Authority

- Property Maintenance Code
- Section 156.807 Regular Demolition
- Section 156.806 Emergency Demolition

How does a property become a demolition candidate?

- Structural Damage
- Vacant and in violation of the Property Maintenance Code for over a year with no owner contact or response to all other code enforcement measures
- We become aware of possible demolition candidates through complaints sent to Metro Call or referrals from building or PM inspectors

Regular Demolition

- “. . . Old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy . . . or where there has been a cessation of normal construction of any structure for a period of more than two years . . .”

Process

- Once a structure has been determined to be a Demolition Candidate, a title report is run on the property to determine all owners and interested parties
- An Order to Demolish is issued

Demolition Posting

- All Orders to Demolish are posted on the structure with a Condemned placard
- This is to notify the owner and any other interested parties

Appeals

- Once the Order is issued and posted the owner or interested parties have 7 days to appeal
- If an owner or interested party appeals an administrative hearing is scheduled

Administrative Hearing

- The Code Enforcement Board will hear the owner's appeal and our reasons for ordering the structure demolished
- They will then determine if the owner should be given time to correct the violations, or if we should proceed with the demolition
- Administrative Hearings are held on Fridays at the Old Jail Building (514 W Liberty St)
- These Hearings are open to the public and any interested party may speak their concerns

Administrative Hearing Appeals

- If an Order to Demolish is affirmed during a Code Board hearing, the owner has the right to appeal that ruling in District Court
- We must give the owner 30 days after the Code Board ruling to appeal before proceeding with the demolition

Proceeding with Demolition

- Once the property has been ordered demolished and is past the appeal process, environmental issues must be addressed
- Environmental issues include but are not limited to asbestos abatement and historic preservation

Demolition

- Once environmental issues are resolved, then then a wrecking contractor is contacted to demolish the structure
- They are given 30 days to complete a regular demolition and 10 days to complete an emergency

Historic Properties

- All demolition candidates are reviewed by the Local Historic Preservation Office
- If a structure is located in certain historic areas, they may not be demolished, therefore other Code Enforcement measures may have to be taken to gain compliance
- However, if the structure is considered an emergency demolition candidate, we can proceed with the demolition after notifying the State Historic Preservation Office

Emergency Demo

- “. . . Imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure. . . .”
- These are usually the result of a fire or some other event that causes major damage to the structure

Emergency Demo

- A Level III Building Inspector will determine if a structure is an Emergency Demolition Candidate
- If a structure is determined to be an Emergency Demo Candidate, an Emergency Order is issued and IPL will begin to secure a wrecking contractor for demolition

Timeframes

- Regular Demolition-depending on whether and appeal is filed and if asbestos is detected, but averages approximately 60 days from date of posting
- Emergency Demolition-should be down and clear within 15 days

After Demolition

- Once a demolition is complete the contractor will seed and straw the lot and the Demo case will be closed
- We will continue Code Enforcement on the lot to ensure that it is properly maintained

Demolition Contact Information

- Carrie Peers 574-2574
- Catina Jefferson 574-3253



Questions and Answers

